



Town of Brookline

Massachusetts

PLANNING BOARD

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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven A. Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **February 6, 2014 – 7:30p.m.**

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Heikin, Steven Kanes, Sergio Modigliani, and Steve Heikin

Staff Present: Andy Martineau and Polly Selkoe

Mark Zarrillo called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

29 Harvard Avenue – convert structure from a three-family to a two-family, connect two existing hip dormers to create one shed dormer, and construct a roof deck and exterior stair requiring side and rear yard setback relief (2/20) Pct. 4

Polly Selkoe described the proposal and requested relief.

The Applicant, Jerry Navarette described the differences between the current and previous proposals to convert his three-family dwelling to a two-family, and to construct a second entrance to allow his family access to a roof deck.

Walter Jacob, Architect, presented renderings depicting the existing conditions and proposed changes to the home. Walter noted that the plans have changed from their original submission because the ground floor tenant moved out, prompting the Navarette's to expand their unit downward.

Steve Heikin asked if a second rear staircase is necessary, given the existing fire stairs. Walter Jacob explained they are creating the new staircase as a matter of convenience so that the Navarette's can access the roof deck directly from the kitchen rather than through the attic.

Sergio Modigliani asked why the A/C units are being moved to the side yard. Jerry Navarette stated that they are moving the A/C units to a shared alleyway where their neighbor's A/C units

are located. Additionally, moving the units makes the backyard more useable. Polly Selkoe noted that the applicant was cited for side yard setback relief because of the condensers.

Sergio Modigliani asked about the plans to change the west facing dormers on the third level. Walter stated that doing so creates a flat ceiling and has more useable space in the bedroom.

Sergio Modigliani asked about the gas grill depicted on the roof deck. The Board noted that gas grills are not allowed on wooden roof decks and that they would not approve it.

Sergio Modigliani asked about the existing roof plan with respect to the skylights. Walter Jacobs stated that they are taking away the skylight on the western dormer.

Jonathan Simpson asked if the applicant has spoken with their neighbors. Jerry stated that they have spoken with their tenants and abutters, two of which are present to show support.

Polly asked about proposed counterbalancing amenities. Walter Jacobs stated that they are working with the neighbors on an acceptable landscaping plan, possibly a privacy gate.

Linda Hamlin asked if the applicant considered locating the stairs leading to the roof deck inside. Walter stated that they would have taken up quite a bit of space internally as well as on the exterior. The resulting massing would have been similar to the previous proposal which was deemed unacceptable. The proposed exterior stairs provide a less imposing and are a preferable means of access to the roof deck.

Mark Zarrillo ***motioned to recommend approval.***
Sergio Modigliani ***seconded*** the motion.

Voted (7-0): the Planning Board recommends approval of the plans and elevations prepared by Walter Jacob Architect, LTD, dated 11/21/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, and all salient dimensions and materials, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, including plantings and fencing, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor; 2) final building elevations, stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

125 Yarmouth Road – extend living space into attic increasing the floor area by 676 square feet requiring FAR relief (2/20) Pct. 15

POSTPONED

315 Reservoir Road – demolish the existing dwelling and construct a new single family dwelling requiring FAR and setback relief (2/20) Pct. 13

Polly Selkoe described the proposal and required relief.

Silvana Sawaya, Architect, presented elevations of the proposed new construction. Ms. Sawaya stated that adding a third floor was necessary to create more living space to accommodate the applicant's family. She also stated that she worked with the Town Preservation staff to create a design that fits with the character of the neighborhood.

Jonathan Simpson asked how the proposed FAR compares with the rest of the neighborhood. Attorney Bobby Allen stated that the proposed home would not stand out in the neighborhood and that the proposed FAR is the result of having an oddly shaped lot bound by public easements on all sides.

Steve Kanen asked about the composition of the window materials. Silvana Sawaya stated that they are a combination of materials.

Sergio Modigliani asked if the applicant would have to return to the Preservation Commission for design review. Bobby Allen stated that the property is not in a Local Historic District and that they have already been working with Preservation staff on the design. Polly Selkoe stated that Preservation only has jurisdiction in this case because it involves demolition.

Linda Hamlin stated that the applicant meets the requirements for a variance, but that the proposed increase seemed like a lot. Bobby Allen stated that this case is very unique given the characteristics of the lot. Silvana Sawaya added that the design takes advantage of the sloping lot to screen the basement level, preventing the home from appearing out of place. Bobby stated that they have spoken with neighbors and they are supportive of the project.

Mark Zarrillo stated that the proposed FAR increase is substantially more than what would be allowed on a regularly sized lot in an S-10 district.

Steve Heikin stated that the home is nicely designed and does not seem egregious. Steve added that the proposal does not expand the building foot print.

George Cole, 57 Reservoir Lane stated that he has discussed the proposal at length with the applicant and that the proposed demolition would not be detrimental to the fabric of the neighborhood. George added that the proposed house is appropriate for the neighborhood.

Barbara Van Scoyoc, 307 Reservoir Road, stated that she has no objection the proposal.

Mark Zarrillo *motioned to recommend approval*.
Steve Heikin *seconded* the motion.

Voted (5-1-1): Therefore, should the Board of Appeals find that the proposal meets the statutory requirements for a variance, the Planning Board recommends approval of the proposal and plans by Silvana Sawaya, Architect, dated 11/16/13, and site plan by AGH Engineering, dated 4/9/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, indicating all dimensions and materials subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plans indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations and floor plans stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

FINAL DESIGN REVIEW

8:30 pm 111 Boylston Street, 0 Kerrigan Place, 10-12 Kerrigan Place and 0 Boylston Street (prior Red Cab site) – Final design review of elevations and site and landscaping plans of previously approved Board of Appeals case to construct a five-story hotel with up to 72 parking spaces

Polly Selkoe described the proposal, required relief and additional conditions for approval related to parks improvements and the use of Town property for a seat wall along Davis Path.

Group One Architect Harry Wheeler and Stantec Planner Joe Geller gave an overview of the proposal, noting all changes to the project since the last Planning Board meeting including: changes to the shape of the courtyards; the location of the transformer; the addition of a seat wall projecting onto Town property; decreased projections into the skyplane; and additional screening materials along the shared wall to the garage entrance.

Mark Zarrillo asked about the appropriateness of the concrete seating wall extending to Davis Path. Joe Geller stated that they chose to extend the wall to eliminate what would otherwise be an awkward space between the wall and Davis Path. Extending the wall also provides more room for the plantings to grow.

Sergio Modigliani asked if the mechanical penthouse shown is the correct size and if the height of the screening panels needs to be the same along the entire length of the penthouse. Jim Ryan, Architect, stated that the penthouse is smaller than what was previously shown and is the correct size. Jim also stated that all mechanical will be enclosed except for the cooling towers and that they could perhaps shrink the size of some of the paneling.

Harry Wheeler described the revised parking layout and revised first floor programming, noting there is one less parking space than what was previously shown and that the Boylston street façade has been activated along the first floor via programming changes.

Steve Heikin asked about the height of the first floor room windows on the eastern side of Boylston Street. Harry Wheeler stated that they could adjust them to possibly gain another foot of clearance; however, the ceilings in the rooms would not be able to accommodate much more than that. Joe Geller stated that the developer is not concerned about privacy, as pedestrians will be at least five feet from the windows because of the columns and it will be difficult for someone to see into the room given the grade change along Boylston Street.

Harry Wheeler described how the Boylston Street façade is broken up via a combination of metal paneling, brick and solid accent paneling where the louvers were located on the previous design.

Harry Wheeler described the proposed materials and configuration for each module along the rear façade. Steve Heiken asked about the use of metal paneling near the brick returns. Harry stated that they are using corner board that will match the proposed Hardi Board. Harry also stated that the Hardi Board will carry across the terrace walls increasing privacy.

Mark Zarrillo asked about the applicant's inclusion of windows along the rear façade following recent comments from a White Place abutter. Harry Wheeler stated that the design team went back and forth throughout the DAT process on the subject of windows. The current design is the result of site-line studies and is also a reflection of the residents' request not to have many windows on the rear of the building. The end result is one lone room window on the rear which cannot be moved at this stage of the project.

Joe Geller stated that the garage wall along Davis Path has been opened up via a green screen and decorative paneling.

Mark Zarrillo asked if the applicant has considered putting in a tree trench with structural soil instead of three tree pits along the eastern edge the building along Boylston Street. Joe Geller stated that they are limited in what they can do because of utility lines, but that they would look into that option.

Sergio Modigliani asked the sidewalk pinch points are made worse because the trees and building columns are aligned. Harry Wheeler stated that there is 6' of clearance between them.

Linda Hamlin stated that they should incorporate banners delineating the entrance to the building and that the letters along the entrance canopy look good.

Francis Shed-Fisher, 149 Walnut Street stated that she is supportive of the project, but is concerned about ambient light.

Charles Osborne, 74 Davis Ave and project DAT member stated that he is supportive of the project and that the seating wall should be constructed to feel like it is part of the park.

Angela Hyatt, 87 Walnut Street and project DAT member stated she is supportive of the project and that the mechanical penthouse should be left alone as design changes to the penthouse or building parapet would draw more attention to it.

Linda Hamlin stated that she agrees with Angela about the parapet and cornice line.

Mark Zarrillo ***motioned to recommend approval.***

Sergio Modigliani ***seconded*** the motion.

Voted (7-0): the Planning Board recommends approval of the final plans by Group One Partners, Inc., dated 2/6/14.

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations